

# A Property for Your Consideration . . .

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Sunny Isles Beach

17201 COLLINS AV # 3301

\$ 974,900

REF #: F1007413

Sale Price: \$ 1,007,500

CD: 08/03/2009

DOM: 7

Status: **Closed Sale**

Complex Name:  
OCEAN FOUR

Bedrooms: 3

Full Baths: 3

Half Baths: 1

SqFt Liv Area: ≈2755

Year Built: ≈2006/New Constructi

Faces:

Garage: 2

Carport:



Waterfront: Y/Ocean Front

Cooling: Central Cooling

BANK OWNED FORECLOSURE. DIRECT OCEAN 3 BED 3.5 BATH CONDO, 2 BALCONIES, FOREVER VIEWS. UNIT HAS NEVER BEEN OCCUPIED AND IS DECORATOR READY. HIGH END LUXURY BUILDING WITH RESORT STYLE AMENITIES. SOLD AS-IS W/ RIGHT TO INSPECT. MUST USE FAR-9 SALES CONTRACT. PROOF OF FUNDS IF PAYING CASH, PREQUAL LETTER FROM WELLS FARGO IF FINANCING. NO EXCEPTIONS.



Master Bathroom:

Interior Features:

Roman Tub/ Split Bedroom

Amenities:

Business Center/ Billiard Room/ Exercise Room/ Heated Pool/ Other

Exterior Features:

Open Balcony

Maint Fee: \$1,737 TOA: C Total Fees: \$0/M

Maintenance Includes:

Cable Tv/ Insurance/ Water/ Sewer/ Pool Service



Directions: COLLINS AVE AND 172ND ST.

Tax Amount\$: ≈\$ 20,546

Tax Year: 2008

DAV/SOH\$: ≈\$ 1,076,100

DMV/ASV\$: